

Program Status Report

June 2011

Housing Development

Assisted Housing

Tenant-Based Rental Assistance

Program Description: The Tenant-Based Rental Assistance (TBRA) program provides rental housing subsidies and security deposits to eligible families who may otherwise be homeless. The City funds the TBRA program due to the lack of affordable rental housing identified in the housing market analysis.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$673,200	\$187,549	28%	\$379,051	\$0	\$0	\$106,600	84%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
115	74	64%	10	Persons	74	0	0	0	0

6/30/2011 Highlights: As of June, the Tenant-Based Rental Assistance (TBRA) program was on target for meeting the FY 11 goal.

Rental Housing

Architectural Barrier Rental

Program Description: The Architectural Barrier Removal (ABR) Rental Program modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled renters to make their housing more accessible. No more than \$15,000 per home per year can be provided to a single home through ABR Rental. Eligible income is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$250,000	\$134,417	54%	\$29,521	\$0	\$0	\$86,061	66%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
20	24	120%	6	Households	14	8	1	1	0

6/30/2011 Highlights: As of June 30, 2011, twenty-two applications were carried-over from the previous month. For the month, four applications were canceled; six projects were completed, and two new applications were received for a total of fourteen applications being processed. A total of eleven applications have been submitted for initial inspections. The ABR-Renter program guidelines were modified in response to HUD's recommendation: funding was increased from \$5K to \$15K to provide a more comprehensive approach to customer service; thus, the goal was revised from 84 to 20 units. The program has exceeded its goal by 20%.

Rental Housing Development Assistance

Program Description: The Rental Housing Development Assistance Program (RHDA) provides opportunities to create and retain affordable rental units for low- and moderate-income households and low-income persons with special needs. RHDA provides below-market-rate gap financing to for-profit and non-profit developers for the acquisition, new construction, or rehabilitation of affordable rental projects that would otherwise be economically infeasible. RHDA serves households at 50 percent or below of MFI with a target of serving households 30 percent or below of MFI. The General Obligation Bonds (GO Bonds) is one of RHDA's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$15,000,100	\$5,804,157	39%	(\$44,865)	\$0	\$0	\$9,240,807	38%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
216	265	123%	58	Households	213	52	0	0	0

6/30/2011 Highlights: In June, only G. O. Bond-funded units were reported. There were no federally-assisted units reported as being completed during the month.

-- RHDA - GO Bonds (Subset of RHDA)

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$7,599,003	\$3,984,789	52%	(\$474,840)	\$0	\$0	\$4,089,055	46%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	186	NA	58	Households	149	37	0	0	0

6/30/2011 Highlights: In June, units were reported by Green Doors for Pecan Springs Commons, and Retreat at North Bluff which has now been 100% leased.

First-Time Homebuyer Services

Acquisition and Development

Program Description: The Acquisition and Development (A&D) program works with lenders and non-profit and for-profit developers to leverage City and federal funds for: 1) the acquisition and development of lots, 2) the acquisition and rehabilitation of structures, 3) the acquisition of new housing units, and 4) the construction of new housing all for sale to income-eligible homebuyers at 80 percent or below of MFI. AHFC provides financing (loans and grants) for affordable housing development. The General Obligation Bonds (GO Bonds) is one of A&D's funding sources. The GO Bond funding and production is highlighted as a subset of this program.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$8,448,177	\$1,530,671	18%	\$1,503,124	\$0	\$0	\$5,414,383	36%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
35	20	57%	2	Households	3	12	3	2	0

6/30/2011 Highlights: Only G. O. Bond-funded homes closed in June. No federally-funded homes were closed this month.

-- A&D - GO Bonds (Subset of A&D)

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$2,617,515	\$1,332,314	51%	\$1,235,200	\$0	\$0	\$50,002	98%		
Production						% Median Family Income			
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
--	16	NA	2	Households	3	10	3	0	0

6/30/2011 Highlights: The homes that closed in June were constructed by Austin Habitat for Humanity.

Down Payment Assistance

Program Description: The Down Payment Assistance (DPA) program provides deferred and forgivable, zero-interest loans to low- and moderate-income first-time homebuyers to assist them with the down payment and closing costs of their home purchase.

Option 1: The amount of assistance per household will not exceed \$10,000 per household or \$15,000 to persons with disabilities. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the AHFC if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Option 2: DPA funds up to \$40,000, as a deferred, 30-year, 0 percent interest loan, with a shared-equity provision and a City of Austin “right of first refusal” provision. This DPA option is not forgivable. Loans are secured by a subordinate lien on the property that is non-assumable. The loan will be recaptured by the AHFC if the household sells or rents the home, requests an equity loan, or transfers the property title before the end of the ten-year affordability period. Eligible income for DPA is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,642,471	\$135,202	8%	\$18,808	\$0	\$0	\$1,488,462	9%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
10	4	40%	2	Households	0	0	0	4	0

6/30/2011 Highlights: In June, three (3) new DPA Applications were received. Two (2) DPA loans closed in June. Year-to-Date, a total of ten (10) applications have been received, two (2) of them denied, four (4) of them approved-closed and four (4) on target to close in July. Since October 2010 (beginning of fiscal year 10-11), eighteen marketing efforts have been completed. Marketing efforts have included, but were not limited to, Lender and Realtor training sessions, participation in community events, mail out of information, working with Austin Independent School District to ensure that all parents are made aware of the down payment assistance programs and participating in an City of Austin Employee housing fair. The lack of housing affordability, the additional mortgage restrictions and the economic conditions in our metro area are affecting the first-time homebuyers and the DPA program performance. The annual goal was adjusted for DPA from 47 to 10 households. Ongoing marketing efforts will continue.

Owner-Occupied Services

Architectural Barrier Homeowner

Program Description: The Architectural Barrier Removal Program (ABR) modifies or retrofits the living quarters of eligible, low-income elderly and severely disabled homeowners to make their housing more accessible. No more than \$15,000 per home per year can be provided through the ABR program and Emergency Home Repair (EHR) program combined due to federal regulations. Eligible income is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,470,058	\$951,607	65%	\$420,173	\$0	\$0	\$98,278	93%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
110	110	100%	27	Households	38	38	14	20	0

6/30/2011 Highlights: As of June 30, 2011, seventy-four applications were carried-over from the previous month. For the month, three applications were canceled; twenty-seven projects were completed; and five new applications were received for a total of forty-nine applications being processed. A total of forty-three applications have been submitted for initial inspections. The ABR-Owner program guidelines were modified in response to HUD’s recommendation: funding was increased from \$5K to \$15K to provide a more comprehensive approach to customer service. The program has reached 100% of its goal. The annual goal was revised from 298 to 110 units.

Emergency Home Repair

Program Description: The Emergency Home Repair (EHR) Program makes repairs to alleviate life-threatening living conditions, health and safety hazards, and major mechanical systems for low- and moderate-income homeowners. No more than \$5,000 per home per year can be provided through the ABR program and EHR program combined due to federal regulations. AHFC oversees the EHR program and currently contracts with Austin Area Urban League to administer the services. Income eligibility is 80 percent or below of MFI.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$1,192,813	\$584,010	49%	\$451,992	\$0	\$0	\$156,811	87%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
450	350	78%	47	Households	277	46	22	5	0

6/30/2011 Highlights: The Emergency Home Repair program is on target to meet FY2011 goals.

Homeowner Rehab

Program Description: The Homeowner Rehabilitation Loan Program (HRLP) assists income-eligible homeowners with substantial repairs such as foundation repair, roofing, plumbing, and electrical work. This program provides deferred interest loans of up to \$50,000 per home for rehabilitation and up to \$29,999 may be forgivable after ten years. This rehabilitation amount does not include funds that may be granted to assist with the appropriate treatment of lead-based paint. In cases where it is not economically feasible to rehabilitate a unit, the reconstruction of a replacement home is considered for financing. Deferred interest loans for housing reconstruction does not exceed \$110,000 per home. For reconstruction projects, the loan documents contain provisions which include a shared-equity formula and gives the City a "right of first refusal" at resale. Consequently, program clients are required to share 25 percent of any equity that they may gain at resale with the City of Austin and they are required to offer the home for sale to the City before any other buyers. Eligible income is 80 percent or below of MFI. All HRLP funded activities use the recapture method.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$4,191,470	\$1,744,643	42%	\$586,157	\$0	\$0	\$1,860,669	56%		
Production					% Median Family Income				
Goal	YTD	%	Month	Type	0-30	31-50	51-60	61-80	80+
15	12	80%	0	Households	5	2	1	4	0

6/30/2011 Highlights: Five Outreach Activities- 1. This month a mass mail out consisting of a cover letter and flyer describing the HRLP Program was mailed to 233 homeowners in South Austin and 422 homeowners in North Austin. 2. June 8th There was a table at the Housing Works Affordable Housing Tour and Reception in the Kodosky Lounge in the Long Center sponsored by Neighborhood Housing and Community Development. HRLP Brochures were available for all interested parties. 3. June 15th - There was a class taught to Lenders as part of the Down Payment Assistance Program. Training about the HRLP Program was included as part of that training. 4. June 16th There was a class taught to Realtors as part of the Down Payment Assistance Program. Training about the HRLP Program was included as part of the training. 5. June 18th from 7am - noon at St. John's Baptist Church on MLK Blvd. Juneteenth celebration. Client Services had a booth at this event. HRLP Brochures were distributed to interested parties. Status of files: There were nine files in process rolled over from May 2011. Three new applications were taken this month. Zero were cancelled/denied this month. Three rehabilitation loans want to bid but have not closed at a title company yet. One Reconstruction loan is under construction and should be completed in July. There are twelve completed projects year-to-date, Twelve files in process were carried over to July 2011.

Community Development

Neighborhood Revitalization

CHDO Operations

Program Description: The CHDO Operating Expenses Grant program provides funding for operational support to Community Housing Development Organizations (CHDOs). Under the terms of the grant, CHDOs must also access CHDO set-aside HOME funds to produce affordable housing for the community.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$225,000	\$125,387	56%	\$16,972	\$0	\$0	\$82,641	63%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
7	6	86%	0	Organizations	NA	NA	NA	NA	NA

6/30/2011 Highlights: In June, no new Grantee Agreements were executed under the CHDO Operating Expenses Grant Program.

Housing Smarts

Program Description: Housing Smarts, an AHFC housing counseling program, offers housing counseling to City of Austin residents at 80 percent or below of MFI. Class participants learn financial literacy skills, homebuyer education, and foreclosure prevention. The program offers individual housing counseling sessions as needed and upon request. The program uses the Neighborworks America's housing counseling curriculum. Frameworks provides housing counseling in Spanish and Cen-Tex BCL provides foreclosure prevention for the citizens of Austin.

Budget	Expenditures	% Used	Encumbered	Pre-Encumbered	Under Review	Available	% Allocated		
\$160,456	\$86,334	54%	\$65,257	\$0	\$0	\$8,866	94%		
						Production			
Goal	YTD	%	Month	Type	% Median Family Income				
					0-30	31-50	51-60	61-80	80+
340	204	60%	27	Persons	17	64	44	72	7

6/30/2011 Highlights: Housing Smarts Housing Counseling Program continues to make a steady pace and is on target to meet the FY10-11 goals.